MASTER PLAN AMENDMENT

FOR THE

SOUTH BAYSHORE DISTRICT

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TABLE OF CONTENTS

Page

I. INTRODUCTION 1

Description 1
Purpose 1
Source Material 1

II. OBJECTIVES, POLICIES AND PLAN PROPOSALS 1

Transportation 2
Residence 3
Education 4
Recreation 5
Public Health & Safety 6
Commerce 7
Industry 8
Urban Design 9

III. THE SOUTH BAYSHORE PLAN SUMMARY 10

IV. MAP

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Master plan amendment
for the South Bayshore
1970.

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I. INTRODUCTION

Description

The following 11 pages of text and one map entitled "South Bayshore Plan" comprise the Master Plan Amendment for the South Bayshore.

Purpose

The purpose of the Plan is to guide the orderly development of the South Bayshore district in a manner consistent with local and City-wide objectives. The Plan should provide guidelines whereby the public and private enterprise can work together to fulfill the social, economic and physical development objectives with maximum benefit for all.

Source Material

This Master Plan Amendment is based upon the South Bayshore Study: A Proposed Development Plan, which was presented to the community and the City Planning Commission in September 1969. The Study document should be relied upon for detailed background information, data, further rationale and considerations leading to the proposals contained in this Amendment. The following objectives, principles and recommendations are consistent with those in the Study.

II. OBJECTIVES, POLICIES, AND PLAN PROPOSALS

The primary objective of the Plan is to improve the total environment of the area, including residential opportunities and amenities, community facilities, and commercial and industrial patterns.

The policies and conclusions contained herein are addressed to the district's needs, problems, and potentials, and to the conservation and enhancement of the district's positive physical features. The Plan respects

existing development by proposing no major changes in land use for built-up areas. The policies and conclusions, as they relate to existing development, are directed toward extending its useful life and making the district more functional and attractive. Proposals for the development of the South Bayshore's wealth of vacant land include major policy changes and represent a new approach to planning these areas.

Following are specific objectives and policies of the South Bayshore Plan, listed according to the eight major planning elements of the Master Plan: Transportation, Residence, Education, Recreation, Public Health and Safety, Commerce, Industry, and Urban Design.

Transportation

Objectives:

To develop a system for the easy movement of goods and people, based upon projected needs of local activities and through traffic, and upon the transportation systems of the City and region.

To improve access to the area from other parts of the City, to develop a coherent network of streets, to relate the circulation system more closely to the area it serves, and to keep intrusive traffic out of the residential neighborhoods.

Policies and Plan Proposals:

1. The Hunters Point Freeway, to be constructed through the South Bayshore, should be subject to design regulations as they relate to the visual impact of the facility. Local access should be provided from the vicinity of Third Street, Innes Avenue, Bancroft Avenue, and the county line.
2. The Southern-Embarcadero and James Lick Freeways are to remain unchanged except for the proposed addition of ramps to the latter at Harney Way.

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3. Third Street and Army Street are proposed to remain arterials.
4. Geneva Avenue, an arterial, should be extended east, connecting with the Harney-Lick interchange.
5. Bayshore Boulevard, Evans-Innes Avenues, Oakdale Avenue west of Third Street, Industrial Street, Silver Avenue, and Harney Way should function as major streets.
6. A new cross-district major street should be developed using portions of Bancroft, Carroll, and Egbert Avenues.
7. An access road is proposed east of the Hunters Point Freeway to connect the shipyard with the Bancroft-Hunters Point Freeway interchange.
8. Local streets should be adjusted insofar as possible to discourage through traffic, particularly through residential areas. The proposed change of Gilman and Palou Avenues to function as local streets rather than major streets should be noted.
9. Third Street should serve as the spine of the public transit system, providing service via this route to downtown and to employment centers in San Mateo County.
10. Neighborhood feeder bus service should be upgraded and these lines should be extended to provide non-transfer service to key destinations in the western part of the City, and to BART stations.

Residence

Objectives:

To conserve and enhance existing sound residential areas and to buffer residential uses from nearby industrial uses.

To guide and encourage the building of properly located well-designed homes which will meet the needs of the people and allow for the growth of a stable, varied population.

Policies and Plan Proposals:

1. In that existing residential neighborhoods are basically sound, Federally Assisted Code Enforcement (FACE) should be programmed in consenting neighborhoods.
2. Minor adjustments in street patterns and zoning districts should be used to define the boundaries between homes and industry.
3. The density in existing neighborhoods should remain low.
4. No additional public housing projects should be developed. Any additional public housing which is made available through such programs as leasing and rent subsidy programs should be scattered and indistinguishable from neighboring development.
5. A low to medium-density residential development should be built on Hunters Point Ridge as described in the Redevelopment Plan for that area.
6. Up to 700 homes, including recreation, education and shopping facilities, should be built at Candlestick Cove and extending up the southern slope of Bayview Hill. No public housing should be built in this area.
7. A development of approximately 200 homes should be built on the north slope of Bayview Hill adjoining the Bret Harte Neighborhood.
8. A development of approximately 700 homes, with shopping, a school and playground, should be built east of Candlestick Stadium.
9. New residential development should be oriented toward family occupancy, should be racially integrated, and priced to meet the needs of a full range of income requirements.

Education

Objective:

To provide attractive, conveniently located schools, to serve the needs of the community.

Policies and Plan Proposals:

1. Four new elementary schools should be constructed within the district: two to serve Hunters Point Ridge, and two to serve the new residential neighborhoods at Candlestick Cove and East of Candlestick stadium.
2. Jedediah Smith Elementary School should be renovated.
3. Bayview Elementary school should be rebuilt on an enlarged site.
4. Further consideration should be given to development of a secondary school and higher education complex for which alternative sites are suggested.

Recreation

Objectives:

To provide adequate, properly located recreational facilities.

To make the waterfront a recreational asset to the South Bayshore and to the entire City.

Policies and Plan Proposals:

1. A shoreline park and marina is proposed in the tidelands east of Candlestick stadium.
2. A marine-oriented recreation area is proposed at India Basin.
3. Bayview Park should be improved, enlarged, and made more accessible.
4. The shoreline at Candlestick Cove should be accessible to the public for recreational purposes.
5. All existing playgrounds and recreation facilities are proposed to be retained.
6. Gilman Playground should be expanded to the north across Gilman Avenue.
7. Sites of temporary schools should be retained in public ownership and developed as playgrounds when new schools are built.

8. Three new recreation-park facilities are proposed in accordance with plans for the redevelopment of Hunters Point Ridge.
9. A major playground should be developed in the vicinity of Thomas Avenue and Ingalls Street.
10. New recreation-park facilities to serve future neighborhoods are proposed at Candlestick Cove and for the shoreline neighborhood.
11. The north tunnel-top play area on Palou Avenue and the proposed south tunnel-top play area on Diana Street should ultimately be enlarged into small parks. A small park and play area is proposed adjoining Gould Street.
12. In addition small play areas, linear parks and planted buffer zones should be developed.
13. Neighborhood activities centers should be developed on Hunters Point Ridge, in Bret Harte Neighborhood, at Silver Terrace, and in the new Candlestick Cove neighborhood.
14. A community center is proposed including a cultural center and space for other community activities around an urban plaza at Third and Mendell Streets and Oakdale Avenue.
15. The Opera House is proposed to be retained and rehabilitated, and together with the Joseph Lee Recreation Center should become part of the community center complex.

Public Health and Safety

Objective:

To provide adequate, efficient, and properly located public health and safety facilities.

Policies and Plan Proposals:

1. Space should be provided in or near the community center for a variety of public services. Among these services should be a permanent public health substation and a police-community relations office.
2. Further consideration should be given to the development of a community hospital for which alternative locations are proposed.
3. A new fire station is proposed to be constructed east of Candlestick stadium.

Commerce

Objective:

To improve the shopping areas and to attract appropriate commercial investment for the greater convenience and pleasure of the people who live and work in the community.

Policies and Plan Proposals:

1. Third Street should be retained and enhanced as the district's principal commercial district.
2. The proposed community center should be developed within the Third Street commercial core.
3. Commercial activities are proposed to be intensified in the core portion of Third Street between Kirkwood and Thomas Avenues. Residences and offices should be developed in the core area above commercial uses.
4. Auto-oriented commercial uses should be located outside the core area.
5. Adequate parking should be provided for the core commercial area.
6. Improvements in the Third Street commercial district should include tree planting, street furniture, and sign control.

7. Other existing commercial areas should remain.
8. New neighborhood shopping centers are proposed on Hunters Point Ridge, in Candlestick Cove, and in the tidelands area.
9. A new commercial area should be developed in connection with the marina and recreation complex at India Basin.
10. A marina and commercial recreation pier is proposed in the shoreline park east to Candlestick stadium.

Industry

Objective:

To provide job opportunities by encouraging industrial development best suited to the City's economic base and to the South Bayshore District.

Policies and Plan Proposals:

1. Generally, industry in the district should be attractive in appearance and labor intensive.
2. The redevelopment process should be used in South Basin to accelerate the development of vacant industrial lands, to overcome such problems as the inappropriate street pattern, and to create new job opportunities.
3. Adjustments in zoning boundaries should be considered and landscaped strips should be developed to separate industry from residence.
4. Except for marine uses, the shoreline should not be used for industry.
5. Planning Code amendments should be considered to improve off-street parking and loading requirements and to impose controls on the appearance of open storage yards.

Urban Design

Objectives:

To enhance the district's positive features, to unify the district visually, and to give definition to sub-areas.

To improve the appearance of the area for those who live there, and to make the South Bayshore an attractive and interesting place to visit.

Policies and Plan Proposals:

1. The shoreline should be stabilized, with a limited amount of fill to create land for recreational and port purposes and with the greater part of the platted tidelands to remain open water.
2. Parks are proposed along the length of the non-industrially used shoreline. In general there should be a new emphasis on the water as a visual asset and upon linking the district with the shore.
3. Appropriate development at the important Bayview-Hill-Candlestick Cove gateway to the City should be undertaken in accordance with the Plan.
4. The hills should be emphasized as design features and the hilltops kept as open landscaped view points.
5. Hunters Point Freeway should be built in cut and cover tunnel through the Ridge.
6. Extension of the Hunters Point Freeway south of the county line should be subject to controls which will assure the preservation of amenities and environmental qualities of the Candlestick Cove area and the adjoining shoreline.
7. Freeways should be landscaped and developed to function as linear parks.
8. The freeway and bridge ramps at India Basin should be designed to provide maximum opportunity for park development.

9. The configuration of Port fill at India Basin should be compatible with recreation and park development in the Basin, and, where appropriate, the edge of this fill should be landscaped and accessible to the public.
10. Fill in the southern portion of the Naval Shipyard should not exceed that shown in the Plan, and southern shore should be landscaped.
11. A district-wide program of street tree planting and landscaping should be undertaken.
12. In addition to landscaping, proposed improvements in the neighborhoods should include narrowing and closing of selected streets.
13. Landscaped buffer strips should be developed which will delineate use districts and screen industry from homes.
14. The community center at Third Street in the commercial core should serve as a focal point for the entire district.
15. Structures of architectural and historic interest should be preserved.

THE SOUTH BAYSHORE PLAN SUMMARY

The development plan for the South Bayshore district includes and coordinates the elements discussed in the preceding section. Circulation, housing, community facilities, including schools, parks and playgrounds, and health and safety facilities, commerce, industry, and urban design are all components of the Plan. The Plan, however, is more than the sum of these parts. It is a blend of the various elements, and depends as much on the interaction and relationship between land uses as it does on the location and extent of the uses proposed.

For instance, the linkage between industrial areas and major circulation proposals is evident in the overall Plan, and the suggested treatment of minor streets, designed to separate industrial and residential traffic, and

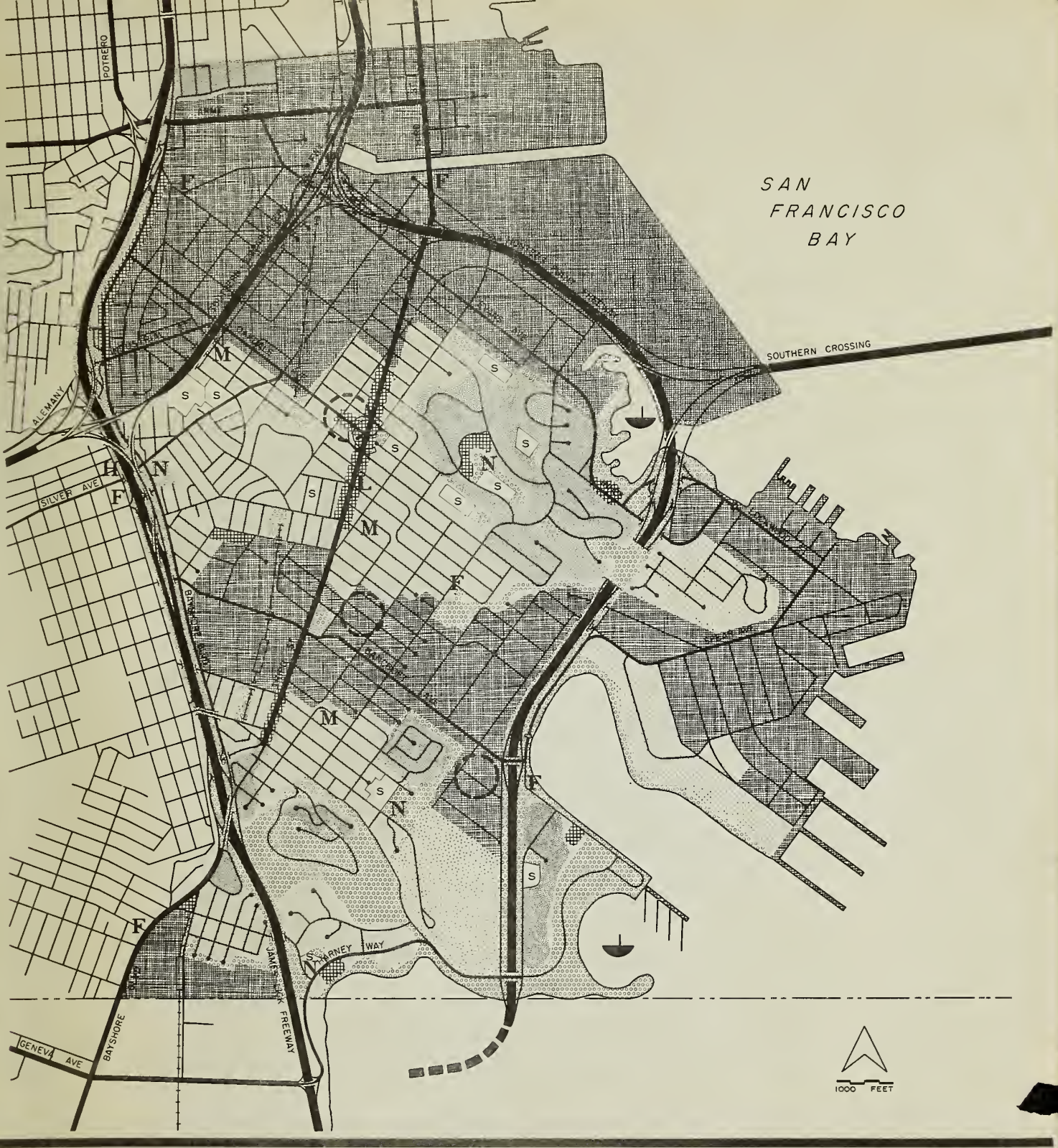
to discourage through traffic in residential neighborhoods, becomes more meaningful when the individual elements of the Plan are merged.

The conservation and enhancement of existing sound residential areas and the provision of new housing with a potential for social and economic diversity is an important city-wide issue as well as a primary community concern. The potential compatibility of existing low-density residential areas with the new, somewhat higher-density housing proposed near the shoreline, on Hunters Point Ridge, and on the higher slopes of Bayview Hill becomes apparent in the Plan, as does the better balance, within the district, of residential and industrial land.

The Plan also indicates the close bond between residential use and the proposed system of schools, playgrounds and shopping centers. The intent to contain industry and protect residential areas by buffers of planting and park strips becomes evident as these parts of the Plan are brought together.

Curtailment of fill and creation of parks and marinas at India Basin and in the Candlestick tidelands is a response to the expressed desire of the people of the South Bayshore and the surrounding communities as well as from more remote districts for recreation areas on the eastern shore of the City. The relationship of the shoreline to new residential areas, the accessibility of shoreline parks to high employment centers as well as to residents of the area and the linkage of this shoreline park system to the rest of the City and the region are major contributions of the proposed Plan.

It is these relationships which give the Plan meaning and purpose and integrity in response to the goals for development of the district which were established by the community. The Plan, being responsive as well to trends and issues in surrounding communities, and to City-wide goals and objectives, also relates the South Bayshore more closely to the rest of the City.



AREA DEVELOPMENT PLANS SECTION OF THE MASTER PLAN

SOUTH BAYSHORE PLAN

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PARK RECREATION-PLANTED AREA
- COMMERCIAL
- INDUSTRIAL
- CANDLESTICK PARK
- SUPPORT FACILITIES-NAVAL SHIPYARD
- MARINA-SMALL CRAFT HARBOR
- S SCHOOL
- ALTERNATE MAJOR EDUCATIONAL OR OTHER COMMUNITY FACILITY

- C COMMUNITY CENTER
- N NEIGHBORHOOD CENTER
- L LIBRARY
- H PUBLIC HEALTH CENTER
- F FIRE STATION
- M MINI PARK
- LOCAL STREET
- MAJOR STREET
- ARTERIAL STREET
- FREEWAY
- S.P. RAILROAD AND STATION

THIS PLAN WAS ADOPTED BY RESOLUTION NUMBER 6486 OF THE CITY PLANNING COMMISSION ON FEBRUARY 19, 1970 AND ANY PROVISIONS OF THE EXISTING MASTER PLAN, WHETHER APPEARING IN THE TEXT OR ON A MAP, THAT ARE INCONSISTENT WITH THIS PLAN ARE HEREBY DECLARED TO BE OF NO FURTHER FORCE AND EFFECT.

RECOMMENDED DIRECTOR OF PLANNING — APPROVED PRESIDENT — CERTIFIED SECRETARY

AREA DEVELOPMENT SOUTH BAYSHORE

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PLATE

SAN FRANCISCO DEPARTMENT OF CITY PLANNING